

MEETING RECORD

(See also attachment: Parks & Rec. Presentation on Lincoln Mall)

NAME OF GROUP: Nebraska Capitol Environs Commission

DATE, TIME AND

PLACE OF MEETING:

Thursday, January 30, 2002, 8:00 a.m., Room 106, County-City Building, 555 South 10th Street, Lincoln, Nebraska

MEMBERS AND OTHERS

IN ATTENDANCE:

Members: V.J. Nelson, Jeff Searcy, Kim Todd and Tom Laging

Others: Bob Ripley (Capitol Environs Staff), Ken Fougeron (DAS State Building Division), Jerry Shorney, JJ Yost, Steve Schwab, Steve Nosal, Mark Canney, and Lynn Johnson (Parks & Recreation), Tom Lorenz (Pershing), Ed Zimmer and Missy Minner (Planning Dept.)

STATED PURPOSE

OF THE MEETING:

Regular Monthly Meeting of the Nebraska Capitol Environs Commission

Approval of the meeting notes of December 20, 2001 -

Meeting notes were approved 4-0; Nelson, Laging, Searcy & Todd voting 'yes'; Kilgarin and O'Donnell absent.

Design concepts for Lincoln Mall -

Mark Canney gave a presentation (a copy of which is attached and incorporated herein) outlining the concepts for consideration for the Mall.

Commissioners agreed that this is a good opportunity to make the tenants along the Mall aware of the long term goals for landscaping along the Mall. An open house meeting with a presentation of the concepts was suggested.

The irrigation system should be considered part of the basic plan. Todd indicated that the irrigation would need to be zoned.

Zimmer stated that he hopes Urban Development can participate in an open house with Parks since that is the only source of funding currently in place. The design, TIF and maintenance will need to be in place before it can go forward. Timing is another issue. Now is the time to discuss this with the NebCo building going up.

He suggested that Kent Seacrest might be recruited as a volunteer to assist in bringing the residents and owners along Lincoln Mall together for this discussion. Ken is a longtime friend of the Environs and has his office on Lincoln Mall. He felt that unless the Commission has strong feeling about basic or enhanced

design, it is not important to make a lot of choices before the open house. The design will be determined by budget.

The Commissioners indicated that City staff should proceed as outlined by the discussion.

Design concepts for Centennial Mall -

Laging presented the concept to the DLA Board last Tuesday. They gave their endorsement of the plan with a budget reservation. The project is being presented as a \$1 million block.

He believes the City will need to take the first step on this. Johnson believed that the Mayor is willing to do that. This is in the City's top 5 priorities.

Recognizing David Hunter -

Zimmer commented that Hunter was on the Commission for 12 years. His term was up in January. Hunter had indicated to the Mayor that he had an interest in serving on the LES Board.

Commissioners indicated that a certificate recognizing his service on the Commission was in order. Searcy suggested that since he was an original founding member, the recognition could be made a bit more permanent, perhaps at a Commission level.

Zimmer indicated that he would draft the language and present it to the Commission at the next meeting.

He added that the appointment of the new member is moving forward.

Staff Report & Miscellaneous -

Farmers Mutual - Zimmer reported that Farmers Mutual has contacted him about some projects they will be bringing forward sometime soon. They have requested a preliminary discussion with a sub-committee of the Commission. He explained to them that the preliminary discussion could serve only to discuss the Commission's interests. A project review can not happen at that level.

Searcy asked Zimmer to find a couple of options for meeting times and contact the members to see who can attend to serve on the sub-committee.

St. Paul's Church - Zimmer received information from BVH that St Paul's Church intends to eliminate the corners of the bell tower. They are not in the Environs district, but wanted to make the Commission aware of their intention. This will be an interior illumination. Members indicated that they appreciated BVH and the Church for showing interest in the Environs and they felt this project was a significant enhancement to downtown.

Staff - Fougerson stated that the DAS is the official state representative for the Commission. Lori McClurg has indicated that she would like to become more actively involved with the group and will begin attending the meetings in his place.

There being no further business, the meeting adjourned at 9:10.

Lincoln Mall



Landscape Renovation



Lincoln Mall Landscape Renovation

- Renovation Mission Statement & Goals
- Site Assessment & Analysis
- Design Alternatives
- The "Other" Malls
- Maintenance Issues
- TIF Money
- Project Status



Lincoln Mall

Landscape Renovation

Renovation Mission Statement:

To refurbish the mall using plant material, hardscape and pedestrian nodes that increase the continuity of the mall as a pedestrian & traffic corridor while reinforcing the visual link between the City County building and the Capitol building.



Lincoln Mall

Landscape Renovation

Goals

- Keep the integrity of the mall intact by maintaining it's function as a transportation corridor with emphasis on the pedestrian experience.
- Retain Bertram Goodhue's vision of open vista's to and from the Capitol.
- Restore the tribute to Larry Enersen's legacy & memory by preserving the red jade crabapples and reinstating the mall plaques.

Site Assessment & Analysis



Lincoln Mall Landscape Renovation



Site Assessment & Analysis



The Lawn

- Dominant visual element around the Capitol; the mall should be viewed as an extension of this lawn providing a continuous edge – connecting the Capitol to the City County building.



Site Assessment & Analysis



Red Oaks

- Dominant visual element along the mall. Provide edge and frame the view of the Capitol. Strengthen by replacing non red oak species with red oak when appropriate.



Site Assessment & Analysis



Red Jade Crabapples

- Shall remain. Recently pruned. Provide necessary sense of scale for automobile & pedestrian traffic. Offers interesting spring flower, fall fruit and winter silhouette.



Site Assessment & Analysis



Seating Nodes

- Under need of repair. Remove plant material and relocate seating areas in conjunction with trash receptacles near intersections.



Site Assessment & Analysis



Ornamental Lighting

- To remain in place. Recently replaced. Provides safety as well as aesthetic function.
- Provides rhythm along mall.



Site Assessment & Analysis



Irrigation System

- Old system in medians is no longer functioning.
- Irrigation will improve the health and visual quality of turf and/or any additional mall plant material.



Lincoln Mall Landscape Renovation

Mall Design Elements

- The Lawn
- Red Oaks
- Red Jade Crabapples
- Seating Nodes
- Ornamental Lighting
- Irrigation System



Lincoln Mall

Landscape Renovation

Additional Comments/Concerns:

- More seasonal color.
- Reduce the appearance of mulch.
- Improve appearance of the turf.
- More pedestrian friendly.

Design Alternatives



Lincoln Mall
Landscape Renovation



Design Alternatives

Design Standards for the City of Lincoln
for landscaping Streetscapes, Medians,
Boulevards, Roundabouts and Public
Way Corridors.

- The "basic" landscape
- The "enhanced" landscape



Design Alternatives



The "basic" landscape

- Corridor framed by medium or large trees with low-growing, ground-cover or drought-tolerant turf in the center median.



Design Alternatives



The "enhanced"
landscape

- More intensive landscaping of corridors – including groupings of ornamental grasses, shrubs, trees, and/or perennial flowers in the center median.



Design Alternatives

The "enhanced" landscape corridors would be implemented through a cooperative effort between a developer, neighborhood association and/or business organization and the City.

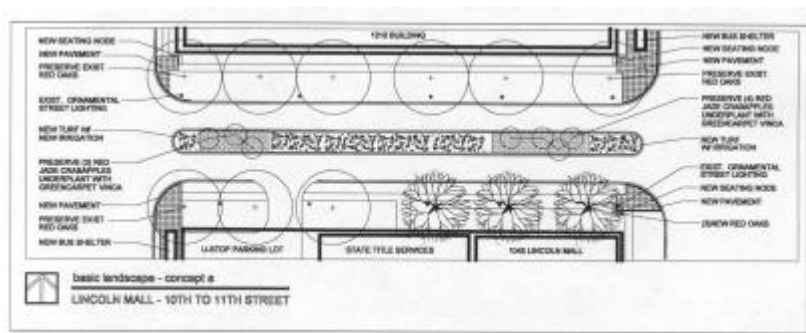


Design Alternatives

Those desiring an “enhanced” landscape would be required to contribute financially by funding both installation and maintenance beyond those associated with the prototypical “basic” landscape design.

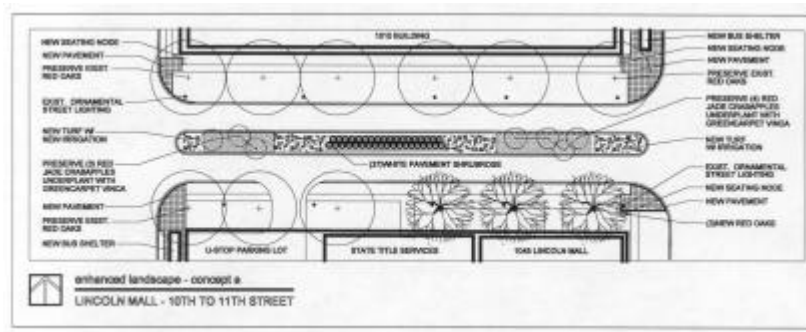


Design Alternative 1 The “basic” landscape





Design Alternative 2 The "enhanced" landscape concept a

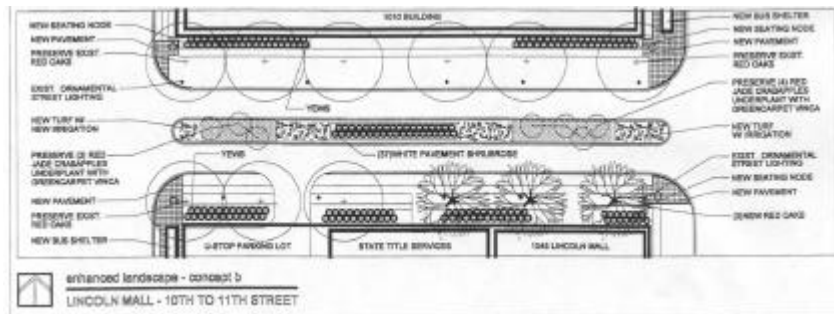


Design Alternative 3 The "enhanced" landscape concept b

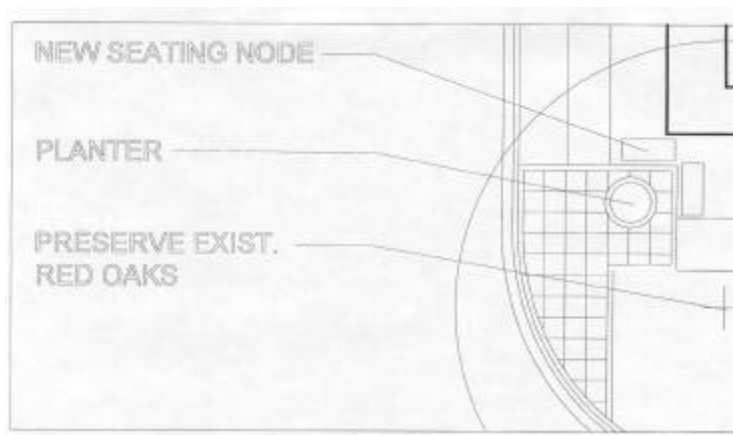
- Only yews allowed as foundation planting along the entire mall.
- Allow for perennials/annuals by the front entrance to each building.
- Place planters on each of the corners for annual/seasonal color.



Design Alternatives The "enhanced" landscape concept b



Design Alternatives The "enhanced" landscape Planter location





Bench 93



Trash Receptacle

RECEPTACLE 84
ASH URN 80



Site Furnishings



Du Mor, Inc.

Trash receptacle



Site Furnishings



Landscape Forms

"Scarborough"
Bench with
horizontal strap seat.



Site Furnishings



Landscape Forms

"Scarborough"
bench with woven
strap seat.



Site Furnishings



Landscape Forms

Trash receptacles with
vertical strap panel.



Site Furnishings



Larger planters could be located on corners of the mall with seasonal annuals to add color .





Plant Material

Taxus sp.

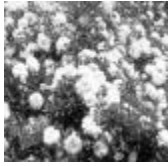


- Yews would serve as foundation plantings along the entire mall as defined in the standards written by the Capitol Environs Commission.





Plant Material



White Pavement Shrubrose

- Pure white flower with prominent golden stamen; petals shed clean, readily followed by hips; semi-double and fragrant; everblooming, spreading and bushy; dark green foliage, disease-free, showy fall colors, 3'





Plant Material



Green Carpet Vinca

- Viney plant for sun or shade; fast grower, blue flowers, spring blooming – may re-bloom in the fall; ground cover.



Periwinkle, Myrtle, Vinca (*Vinca minor*)
(Photo by Sally Elmiger)

The “Other” Malls



Lincoln Mall

Landscape Renovation



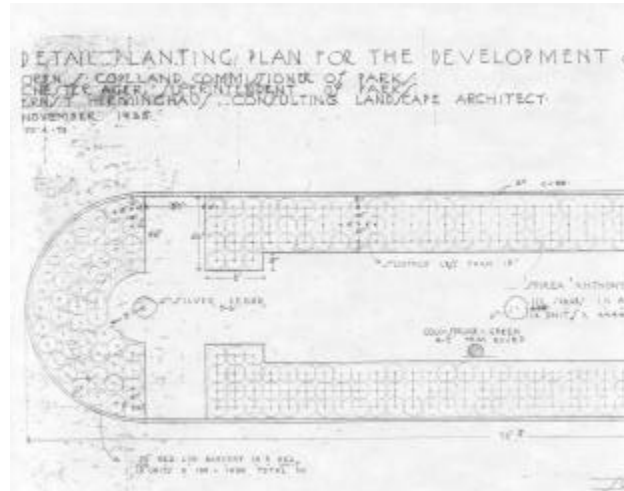
The “Other” Malls

- Centennial Mall – currently under conceptual design, seeking funding.
- 15th Street Mall – currently under construction; including new lighting, new irrigation and new turf.



Herminghaus Design 1935

15th Street Mall



Herminghaus Design 1935

15th Street Mall



Tax Increment Financing "TIF Money"



Lincoln Mall
Landscape Renovation



TIF Money Issues

- It is the intention of Urban Development to work towards getting TIF money for Lincoln Mall.
- Boundaries must be determined for which money would be applicable.
- Time
- Process

Maintenance Issues



Lincoln Mall

Landscape Renovation

Maintenance Issues

- Who will be doing maintenance on the mall?
- Are residents of the mall willing to pay for service?
- Consistency and coordination along the mall is vital to the success of the mall maintenance.

Project Status



Lincoln Mall Landscape Renovation

Project Status

- Which alternative best suits the needs of the community?
- Which alternative best suits the tenants of the mall?
- What is the next step in the process?